167.0	0003	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	667,400	/	667,400
USE VALUE:	667,400	/	667,400
ASSESSED:	667,400	/	667,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARDEN BRYAN DAVID
Owner 2:	MARDEN MILOSEVIC MIRJANA
Owner 3:	
Street 1:	133 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAWSON DAVID/MICHELLE -
Owner 2:	-
Street 1:	133 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .192 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 900 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8382.000	244,400		423,000	667,400
Total Card	0.192	244,400		423,000	667,400
Total Parcel	0.192	244,400		423,000	667,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 741.56 | /Parcel: 741.56

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	110542
GIS Ref	
GIS Ref	
Insp Date	05/17/18

!12922!

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0003-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	244,400	0	8,382.	423,000	667,400		Year end	12/23/2021
2021	101	FV	236,500	0	8,382.	423,000	659,500		Year End Roll	12/10/2020
2020	101	FV	236,300	0	8,382.	423,000	659,300	659,300	Year End Roll	12/18/2019
2019	101	FV	198,500	0	8,382.	423,000	621,500	621,500	Year End Roll	1/3/2019
2018	101	FV	186,100	0	8,382.	374,700	560,800	560,800	Year End Roll	12/20/2017
2017	101	FV	186,100	0	8,382.	314,200	500,300	500,300	Year End Roll	1/3/2017
2016	101	FV	186,100	0	8,382.	314,200	500,300	500,300	Year End	1/4/2016
2015	101	FV	175,100	0	8,382.	271,900	447,000	447,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:48:45

LAST REV

Date	Time
09/10/18	09:11:37
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12922

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAWSON DAVID/MI	51829-70		10/27/2008		405,000	No	No		
JONES VERNA E	45869-117		8/16/2005		427,000	No	No		
	9691-542		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2018	952	Add Bath	48,699	C				add full bath
10/28/2015	1659	Re-Roof	7,332					
6/2/2011	535	New Wind	2,700					REPL 4 WINDOWS
11/5/2010	2252	Manual	3,600					5 FT PASS THRU BTW
7/24/2002	609	Siding	10,300	C				VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS&NOTICE	CC	Chris C
12/24/2008	Measured	372	PATRIOT
12/13/2005	MLS	MM	Mary M
2/6/2003	External Ins	PM	Peter M
12/8/1999	Meas/Inspect	163	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	110542
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8382		Sq. Ft.	Site		0	70.	0.72	8			Med. Tr	-10					423,018						423,000	

Total AC/HA:	0.19242	Total SF/SM:	8382	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	423,018	Spl Credit		Total:	423,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	19 - Texture 111	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.02916980
Adj $ / SQ:	152.832
Other Features:	87900
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332029
Depreciation:	87656
Depreciated Total:	244373

COMMENTS

3 OTH FIX=TOILET,SHOWER,SINK IN BMT.
WATER SHUT OFF NOT OPERABLE (FAIR).

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

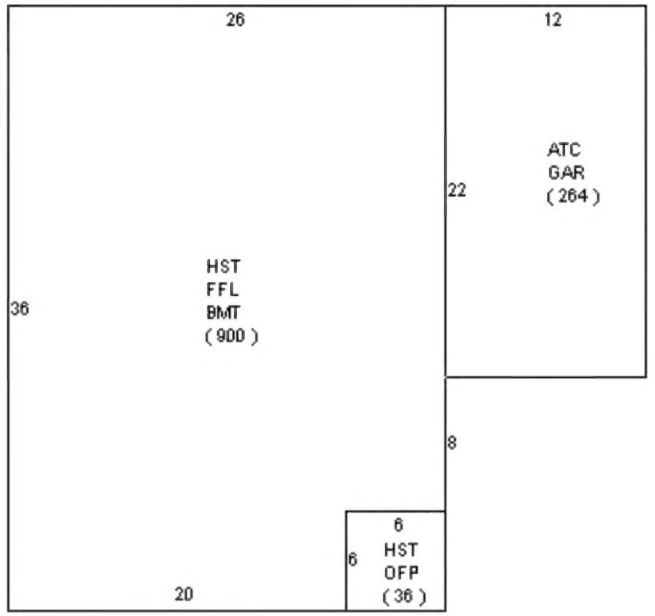
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	152.83
Special Features:	0	Val/Su Net:	91.88
Final Total:	244400	Val/Su SzAd	167.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	45.850	41,265
FFL	First Floor	900	152.830	137,549
HST	Half Story	468	91.700	42,915
GAR	Garage	264	25.180	6,648
ATC	Attic	92	152.830	14,122
OFP	Open Porch	36	45.280	1,630

Net Sketched Area:	2,660			Total:	244,129
Size Ad	1460.4	Gross Area	3300	FinArea	900

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0003-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: